



Milwaukie Affordable Housing 101

This is a guide to understanding current housing demands and needs, the partners involved in creating affordable housing, and city-led projects working to lower housing costs.

Milwaukie Quick Facts:

Population (2016): **20,643**

Pop. Change (2010-2016): **1.2% Growth**

Media Family Income (2016): **\$71,685**

Milwaukie Household Income (2016): **\$55,880**

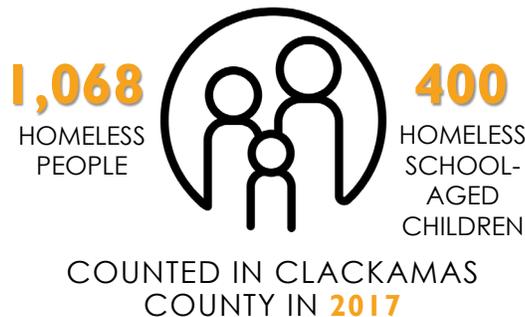
Unemployment (2016): **5%**

Milwaukie declared a Housing Emergency in 2016

Home prices have increased 58% Average rent has increased 78%



27% of all Milwaukie households are *Severely Housing "Cost-Burdened"* - spending more than 50% of their incomes on housing.

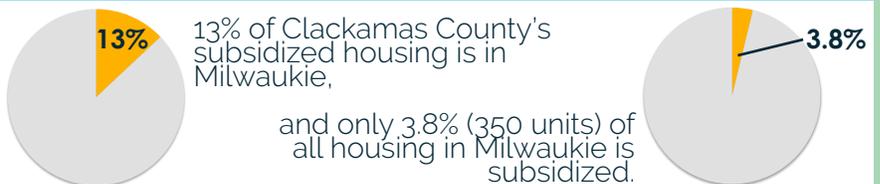


Milwaukie's housing vacancy rate is

3%

the national vacancy rate is

12%



Conservatively by 2036, Milwaukie will need at least 800 new homeownership units and 330 rental units.

Sources of Affordable Housing

Who Owns Rental Housing?



What Assists with Affordable Home Ownership and Creation?

for Developers	for Home-buyers
Construction Excise Tax	Clackamas County Home Buyer Assistance Program
Vertical Housing Tax Credit	Oregon Individual Development Account Initiative
Low Income Housing Tax Credit	Habitat for Humanity
Housing Development Grant Program	Proud Ground
Oregon Affordable Housing Tax Credit	African American Alliance for Homeownership
Local Innovation and Fast Track Rental Housing Program	Portland Housing Center

Housing Authority for Milwaukie

Housing Authority of Clackamas County (HACC)



Selected Mission Driven Groups



How Do I Find Affordable Rentals?

- Reach out to the Housing Authority of Clackamas County and the Community Development Corporations listed above
- Dial 211 toll free, or visit: www.211info.org
- Research through: www.oneapporegon.com



What is the Area Median Income (AMI) in the County?

Clackamas County Median Income (2017): **\$74,700**

Family Size	Low: 80% of AMI	Very Low: 50% of AMI	Extremely Low: 30% of AMI
1	\$41,850	\$26,150	\$15,700
2	\$47,800	\$29,900	\$17,950
3	\$53,800	\$33,650	\$20,420
4	\$59,750	\$37,350	\$24,600
5	\$64,555	\$40,350	\$28,780
6	\$69,350	\$43,350	\$32,960
7	\$74,100	\$46,350	\$37,140
8	\$78,900	\$49,350	\$41,320
9	\$83,650	\$52,300	\$34,450

Planned Affordable Housing in Milwaukie

Hillside Park Redevelopment



The Housing Authority, Hillside residents, and other partners are currently visioning a master plan for the 16-acre site that would preserve existing affordable units while providing up to 400 new affordable housing units in a mixed-use development.

Northwest Housing Alternatives Headquarters

Northwest Housing Alternatives is currently building their new headquarters in Milwaukie and it will include 28 new affordable housing units as well as an emergency shelter.

What Milwaukie is Working on in 2019...

Comprehensive Plan Update

Milwaukie is in the process of updating its Comprehensive Plan, a guiding document that includes a series of goals and policies that prioritize future land use and development. As required by Oregon law, this update will include a detailed housing component.

<https://www.milwaukieoregon.gov/planning/comprehensive-plan-update>

Cottage Cluster Feasibility Study

A Cottage Cluster is a group of smaller homes that share some or all open space. Through a Metro-funded grant, Milwaukie has contracted Cascadia Partners to conduct a financial feasibility analysis and the preliminary site design work for four sites around the city. These sites are all different in character, and can be used as blueprints for future, interested community partners.

www.milwaukieoregon.gov/communitydevelopment/cottage-cluster-feasibility-study

Accessory Dwelling Unit Code Audit

Milwaukie understands the important role that Accessory Dwelling Units have for alleviating housing shortages. The city is reviewing our current codes and requirements that physically or financially restrict appropriate ADU creations within Milwaukie - looking towards comparable cities for best practices.

Additional Resources

For a list of resources to help with housing creation, stay in your current home, or find a house, visit:

www.milwaukieoregon.gov/housingaffordability

Or contact:
Community and Economic Development
503-786-7600
communitydevelopment@milwaukieoregon.gov